



PRELIMINARY PLAT FOR: SAGAMORE COMMONS WEST LAFAYETTE, INDIANA

PART OF THE SOUTHWEST AND SOUTHEAST 1/4 OF
SECTION 1, TOWNSHIP 23 NORTH, RANGE 5 WEST
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

NOTE
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION DATED APRIL 20, 2015.
THE TOPOGRAPHIC SURVEY WAS PROVIDED BY THE SCHNEIDER CORPORATION.

DRAINAGE WILL BE ROUTED THROUGH THE SITE BY THE USE OF OVERLAND FLOW AND STORM SEWER PIPE THAT WILL OUTLET INTO AN EXISTING DETENTION BASIN. THE DETENTION BASIN OUTLETS INTO THE CUPPY MIDDLE REGULATED DRAIN.

UTILITY INFORMATION

SANITARY SEWER:
SANITARY SERVICE WILL BE PROVIDED FROM AN EXISTING MAIN ALONG US 52.
WATER:
A 12" WATER MAIN WILL BE EXTENDED THROUGH AND ACROSS THE PROJECT FRONTAGE FROM THE SOUTHEAST TO THE NORTHEAST.
ELECTRIC:
ELECTRIC SERVICE IS AVAILABLE ALONG THE SOUTH LINE OF THE SUBJECT TRACT.
GAS:
GAS SERVICE IS AVAILABLE ALONG THE SOUTH LINE OF THE SUBJECT TRACT.
CABLE:
CABLE SERVICE IS AVAILABLE ALONG THE NORTH SIDE OF CUMBERLAND AVENUE.
TELEPHONE:
TELEPHONE SERVICE IS AVAILABLE ALONG THE EAST SIDE OF US 52. TRACT BARR WITH FIBER AND COPPER FACILITIES.

LEGEND

BSL
DATE
R/W
B/W
5/8" REBAR WITH YELLOW PLASTIC CAP STAPLED "SCHNEIDER FROM J000" TO BE SET UNLESS OTHERWISE NOTED.

LAND DESCRIPTION:

Part of the Southwest and Southwest Quarter of the Southwest Quarter and part of the Southwest Quarter of Section 1, Township 23 North, Range 5 West of the Second Principal Meridian, Wabash Township, Tippecanoe County, Indiana, described as follows:
Commencing at the Southwest Corner of said Southwest Quarter; thence along the south line of the Southwest Quarter of said Southwest Quarter North 89 degrees 30 minutes 35 seconds East (bearing based upon the First Plat of Lot #1 of The Ivy Towns and Plaza Planned Unit Development as recorded as Record #20031002774 in the office of the Recorder of Tippecanoe County, Indiana) 855.34 feet to the east line of said Lot #1 and the Point of Beginning; thence continuing along said south line North 89 degrees 30 minutes 35 seconds East 439.54 feet to the Southwest Corner of the Southwest Quarter of said Southwest Quarter; thence along the south line of said Quarter Quarter Section North 89 degrees 11 minutes 22 seconds East 1131.22 feet to a rebar with yellow plastic cap stamped "Schneider From #001, thence North 58 degrees 52 minutes 54 seconds East 18.42 feet to a "Schneider" capped rebar; thence North 89 degrees 02 minutes 40 seconds East 177.81 feet to a rebar with a cap marked "Vetlar" on the westerly right of way of U.S. Highway #52 (Proj. No. 75 (E) Part "A" 1948), thence along said westerly line North 31 degrees 06 minutes 06 seconds East 1148.02 feet to a "Vetlar" capped rebar; thence South 58 degrees 42 minutes 59 seconds West 871.13 feet; thence South 89 degrees 29 minutes 57 seconds West 561.70 feet to the east line of abutment by Towns and Plaza; the remaining courses are along said east line, thence South 07 degrees 53 minutes 51 seconds East 49.76 feet; thence South 05 degrees 10 minutes 04 seconds East 133.81 feet; thence South 06 degrees 26 minutes 48 seconds East 214.45 feet; thence South 21 degrees 44 minutes 56 seconds East 222.20 feet to the place of beginning, containing 28.42 acres, more or less, and subject to easements and rights of way of record.

Thomas H. Hinkley
Thomas H. Hinkley, PLS
Professional Land Surveyor #20461
April 20, 2015



CURRENT OWNER/SUBDIVIDER:

SAGAMORE COMMONS LLC
6925 E. 96TH STREET
INDIANAPOLIS, IN 46250
(317) 849-0452
TAX KEY #79-06-01-053-004.003-034
DEED OF RECORD: #200808023914

SURVEYOR/ENGINEER:

THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

COUNSEL:

JOE BINKLEBURG
BALL EGGLESTON
201 MAIN ST, SUITE 810
LAFAYETTE, IN 47902
(765) 742-9042

REVISIONS

NO.	DATE	DESCRIPTION

THE SCHNEIDER CORPORATION (2015)



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Civil Engineering
GIS + LIS
Land Surveying
Landscape Architecture

SAGAMORE COMMONS
SUBDIVISION

WEST LAFAYETTE, INDIANA

SAGAMORE COMMONS LLC

6925 E. 96TH STREET, INDIANAPOLIS, IN 46250

DATE	PROJECT NO.
4/20/15	6709.002
DRAWN BY	CHECKED BY
JEP	NHM
SHEET TITLE	PRELIMINARY PLAT
DRAWING FILE	PROJECT NAME
L:\614\6700\002\DWG\6700002-PRJLIM.dwg	SAGAMORE COMMONS LLC
SHEET NO.	1